



**Shepherds**

Property Sales & Lettings

Lampits | Hoddesdon | EN11 8DY | £535,000



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Situated within the highly sought after Lampits development close to the town centre of Hoddesdon, this delightful semi-detached family home was built in 1969 and has been thoughtfully extended to by its current owner, to provide flexible and ample living space, boasting an impressive 1,345 square feet.

Upon entering, you are greeted by a large hall/ reception area , two reception rooms, good size kitchen. and a ground floor bedroom 4/ further reception room, which would be ideal accommodation for a dependant relative. The property also includes first floor family bathroom, en suite to principle bedroom and a ground floor cloakroom, providing convenience for busy mornings and evening routines.

The exterior of the house offers parking for one vehicle a valuable asset in this desirable location and an attached garage, which would provide ample potential for motor bikes/ pedal bikes and storage, the west facing rear garden is ideal for late evening summer dining.

This semi-detached house in Hoddesdon with its spacious layout and prime location, presents a wonderful opportunity for those seeking a comfortable family home located within a short distance of the town center and its excellent choice of shops, supermarkets and leisure facilities, schooling and transport facilities.

The property benefits from gas central heating, mains drainage, water and electricity and is Chain Free



- Extended Semi Detached House
- 2 Bathrooms & Cloakroom
- 2 Reception Rooms
- Views Over New River
- Close to Town Centre
- 4 Double Bedrooms
- Kitchen/ Breakfast Room
- Chain Free Sale
- Gas Central Heating

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**Disclaimers:** 1. In-line with money laundering regulations (MLR), purchasers will be asked to produce identification documentation. 2. These particulars do not constitute part or all of an offer or contract. 3. Measurements on any of our documentation is supplied for guidance only; as such must be considered incorrect. Potential buyers are advised to recheck measurements before committing to any expense. 4. The property - The agency has not tested; any apparatus, equipment, fixtures or services. It is in the buyer's interest to check the working condition of the aforementioned. Nothing concerning the type of construction or condition of the structure is implied from the agents' photographs. 5. EPC information - is available upon request. 6. We are not able to offer opinion, either written or verbal on the content of reports. This must be obtained from your legal representative, or relevant qualified professional. 7. Whilst care is taken in the preparation of our information, a buyer should ensure that their legal representative confirms as soon as possible all matters relating to; The title including the extent and boundaries of the property and other important matters before exchange of contracts. All interested party/parties should inspect the property prior to exchange of contracts.



**Tenure :** Freehold  
**Council:** Broxbourne Borough Council  
**Tax Band:** D



Entrance Door

Entrance Hall

Cloakroom

Dining Room

Living Room

Kitchen/Breakfast Room

Bedroom Four/ Reception Room

First Floor Landing

Principal Bedroom

En-Suite Shower Room

Bedroom Two

Family Bathroom

Bedroom Three

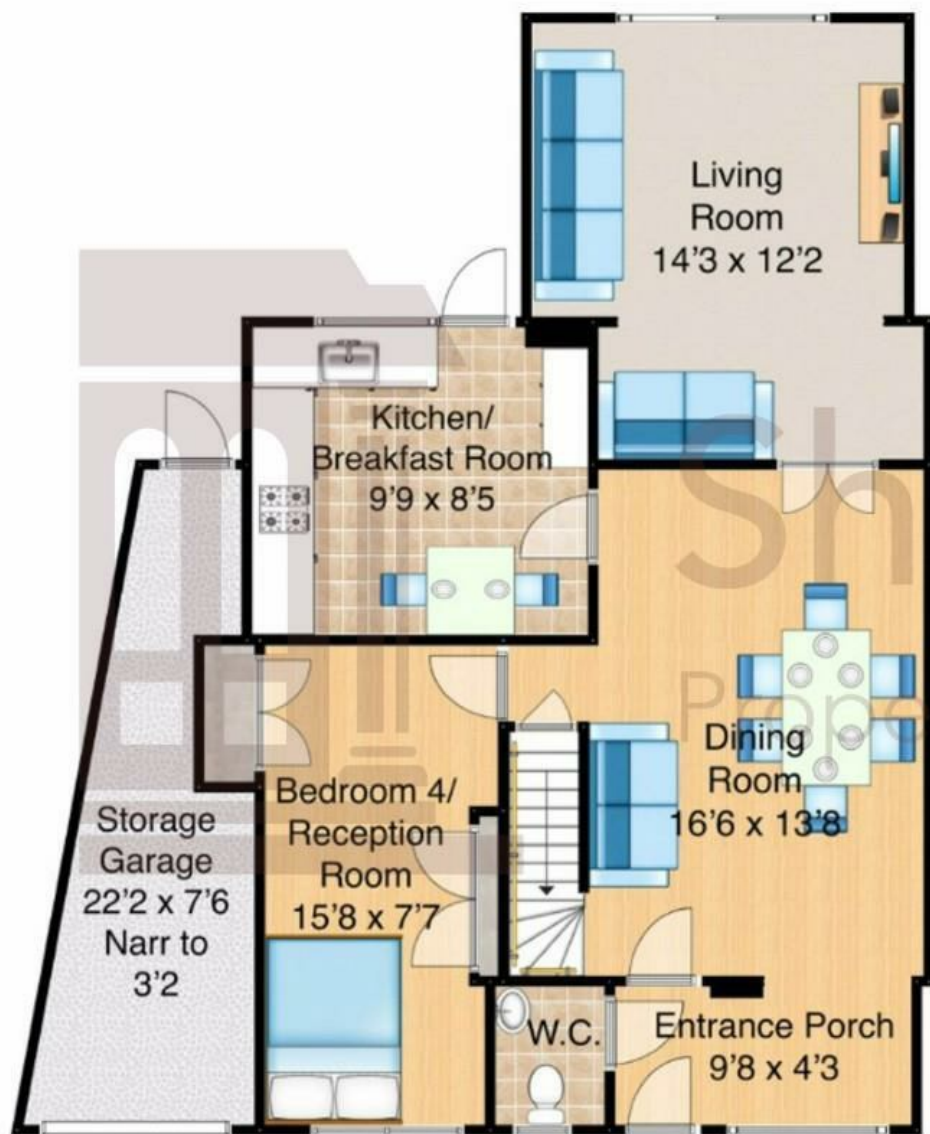
Exterior

Front Garden & Driveway

Storage Garage

Rear Garden

# Lampits, Hoddesdon



Approx Sq Ft inc Garage 1345



This floor plan is for guidance only and may not be accurate. Shepherds have added furnishings as a visual guide only and will not be included in any contract. The floor plan is covered by the Copyright Act 1988 and can not be reused or edited without the consent of Shepherds Estate Agents Ltd



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**CHESHUNT**

1 High Street, Cheshunt EN8 0BY

Sales: 01992 637351  
Lettings: 01992 640824

[cheshunt@shepherdsestates.co.uk](mailto:cheshunt@shepherdsestates.co.uk)

**HODDESODON**

37 High Street, Hoddesdon EN11 8TA

Sales: 01992 440044  
Lettings: 01992 449501

[enquiries@shepherdsestates.co.uk](mailto:enquiries@shepherdsestates.co.uk)

